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Beauchamps Barn, Wyddial, Buntingford, SG9 0EP

A development opportunity to build an impressive 4,100 sqft dwelling, set on a 5 acre plot with barns, stables, floodlit manège, paddocks and woodland, in a stunning rural location with far reaching views.

Guide Price **£950,000**

- Development opportunity with equestrian facilities
- Approx. 5 acres
- Full planning permission
- New dwelling GIA approx. 4,100 sqft
- Stunning rural location
- Planning Ref: 3/21/0012/FUL



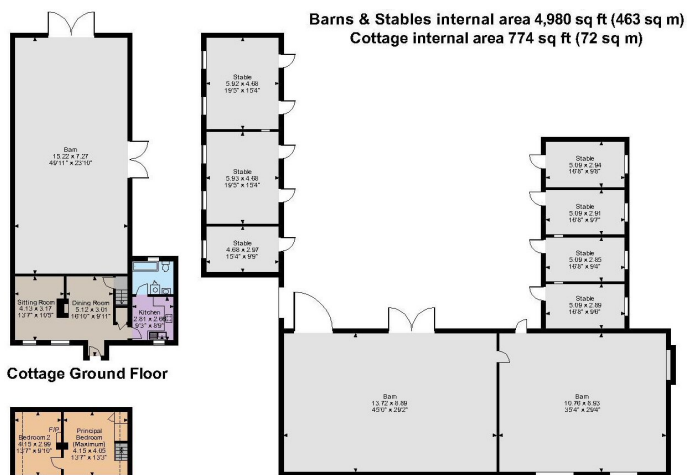
The delightful hamlet of Wyddial sits in the rolling Hertfordshire countryside just 2 miles from the market town of Buntingford. Ideally located for commuters to London and Cambridge via road or rail; to King's Cross from Royston (8.5 miles, from 38 minutes) and Liverpool Street from Broxbourne (19 miles, from 27 minutes). Local facilities are available in Buntingford and Bishop's Stortford also offers a wide range of amenities and shopping facilities.

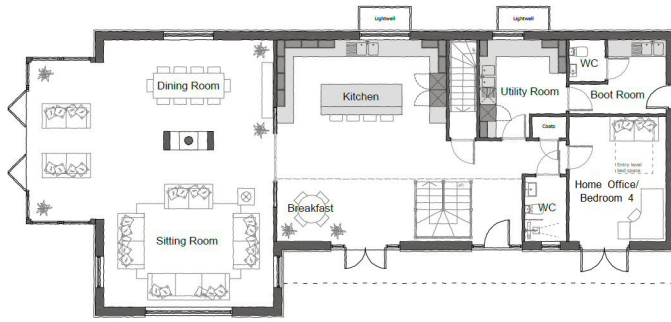
THE SITE

The site is located in a stunning rural location on the outskirts of the village. It is approached via a 400m track, in turn leading to a driveway providing access to the barn, cottage and equestrian facilities.

Permission has been granted for the demolition of the large 49ft barn and attached two storey cottage to accommodate a new detached dwelling. The site also includes a further two large barns and two stable blocks, incorporating a range of loose boxes, a feed room and a tack room adjacent to an all-weather, floodlit manège, well drained, stock fenced paddocks and woodland area.

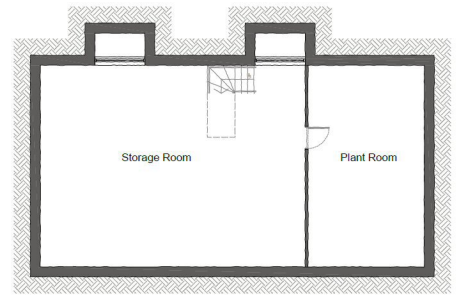
In total, the site measures approximately 5 acres.





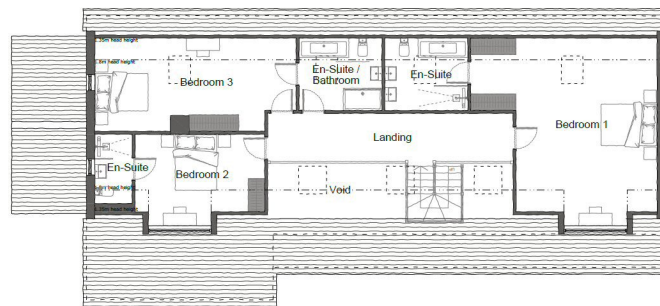
Proposed Ground Floor Plan

Scale 1:100



Proposed Basement Plan

Scale 1:100



PLANNING PERMISSION

Planning permission has been granted for the demolition of the existing barn and adjoining cottage and the erection of a detached, three/four bedroom dwelling with basement with a GIA of approximately 382 sqm (4,100 sqft).

New dwelling proposed accommodation comprises:

GROUND FLOOR - Approx. 177 sqm (1,905 sqft)
Entrance hall, boot room with WC, shower room, kitchen/breakfast room, utility room, open plan sitting/dining room and home office/bedroom.

FIRST FLOOR – Approx. 105 sqm (1,130 sqft)
Landing and three double bedrooms, each with en suite facilities.

BASEMENT – Approx. 100 sqm (1,076 sqft)
A generous storage space with plant room

Planning reference number: 3/21/0012/FUL
Further details can be obtained from the East Herts District Council website or our Saffron Walden office.



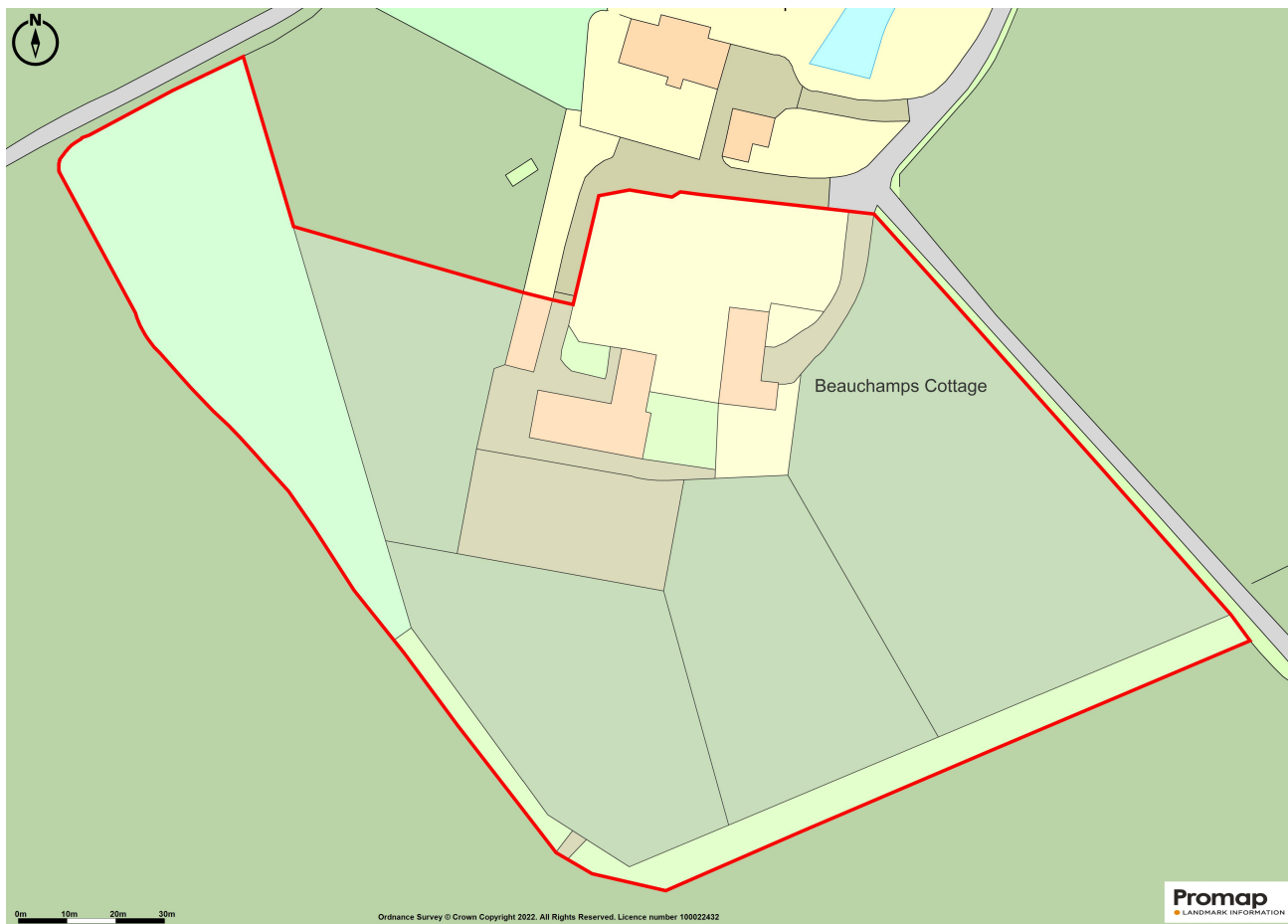
MATERIAL INFORMATION

- Tenure - Freehold
- Annual service charge amount - N/A
- Service charge review period - N/A
- Council tax band - D (existing cottage)

VIEWINGS

Strictly by appointment with the Agents.





Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.